

STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE REGULAR MEETING TUESDAY, DECEMBER 1, 2009

Members Present: P. Welte-Chmn, G. Blanchette, G. Feldman, K. Heminway, A. Leo Miller, L. Spielman

Members Absent: T. Adams, J. Gerber, M. Joyse, G. Magnuson

Others Present: M. Beaulieu-Moser Pilon Nelson, Ross Tine of General Builders, Ad Hoc Pinney House Committee members-G. Gillung, J. Gage and D. Wallace, and several High School Students

Chairman Peter Welte called the meeting to order at 7:03 PM.

Citizens Forum – None

Approval of Minutes

MOVED (SPIELMAN) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 3, 2009 AS WRITTEN.

Pinney House Restoration

Michele Beaulieu passed out notes from the last construction meeting, a construction schedule and list of subcontractors.

Proposal Request #1 for the work to be done on the Ell is \$30,450. Most of the cost for this proposal is for the rebuilding of the masonry wall which is the entire gable end.

Last month the Committee had discussed digging along the foundation to see what the condition of it is. The pits have not been dug yet so there is nothing to report on this.

Proposal Request #2 is for the windows as discussed last month. Option A is for leaving the four original windows in the front and putting storms on them at no extra cost. Option B is for restoring the four original windows in front and adding storm windows to them at a cost of \$4,800, and option C is to restore all 13 original windows at a cost of \$15,600.

Michele Beaulieu stated that the structural engineer is concerned about the condition of the rafters on the roof and there may have to be more work done on them if they are rotted. The sheathing will have to be removed to take a look at them. Also a concern is the fact that the old rafters are 3 ft on center so that plywood sheathing would not work. They may be able to leave the old sheathing and put plywood over that to nail the shingles to.

The contractor has also suggested a concrete cap to close off the three chimneys that will not be used in order to keep out animals and water at a cost of \$250/chimney. Chairman Peter Welti signed off on that change in the field.

Peter Welti told the committee that the dollars will drive the decisions on what will be done for the changes. Gerry Gillung asked if the volunteers could do the masonry on the wall of the ELL. Peter Welti told her that it was a major job consisting of 4-5,000 bricks and many days, not really a volunteer type job.

Mrs. Gillung also asked if the thirteen original windows could be left alone and storm windows be put on until more funds could be raised to restore them. Everything she has read on historic windows says they should be left alone and not removed. She and Mrs. Wallace feel that it would preserve the historical value of the building. She also stated that the National Trust for Historical Preservation recommends saving original windows rather than replacing them.

Mr. Welti stated that there is no price for that option. It would take another month to get a price for this option and he doesn't want to hold up the contractor. The replacement windows are in the bid presently. He feels that a decision should be made at tonight's meeting. The original windows will be saved for future restoration if the funds become available.

Mr. Feldman stated that he is presently removing asbestos from windows where he works and it is not easy. There is the possibility that the windows will be damaged by the process.

MOVED (SPIELMAN) SECONDED (FELDMAN) TO MOVE FORWARD WITH THE ORIGINAL PLAN TO REPLACE ALL WINDOWS WITH THE MARVIN SPECIFIED WINDOW IN THE CONTRACT.

Discussion:

Lori Spielman felt that the committee's charge was to get the building buttoned up and that it may be years before a use is determined for the property. Peter Welti stated that Mr. Santini has approved the plan with the new windows. The property will look better with all uniform windows. The contractor stated that to paint the house and not paint the windows would not look acceptable.

Mr. Gage felt that preserving the four front windows would be his preference. Katherine Heminway felt that the best value is in replacing all the windows.

VOTE ON MOTION: MOTION PASSED.

WELTI – NAY

HEMINWAY, BLANCHETTE, SPIELMAN, FELDMAN, MILLER – AYE

Motion for the proposal for the work on the ELL.

MOVED (HEMINWAY) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE PROPOSAL REQUEST #1 FOR \$30,450 FOR THE ADDITIONAL WORK ON THE ELL.

Invoices

MOVED (MILLER) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE MOSER PILON NELSON INVOICE #16234 DATED NOVEMBER 30, 2009 IN THE AMOUNT OF \$1,576.03.

Requisition #1 General Builders

MOVED (FELDMAN) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT REQ. #1 FROM GENERAL BUILDERS IN THE AMOUNT OF \$256,325.

The color for the roofing shingles was selected. It will be a high quality 3-tab in a "slate" color.

Mr. Welti stated that the new chimneys are beautiful and that the brick should maybe not be painted. Masons do not like to paint brick. This is something to reconsider and think about.

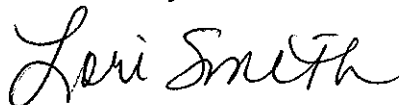
Old Business

Mr. Blanchette stated that there is a letter forthcoming alerting the Permanent Building Committee of the changes in rules to be ADA compliant for the High School. Michele Beaulieu informed the committee that the new rules are a result of law suits from the Office of Civil Rights.

Adjournment

MOVED (SPIELMAN) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:25 PM.

Submitted by:



Lori Smith, Recording Clerk